PREPARED BY AND RETURN TO:
Baker, Donelson, Bearman, Caldwell
& Berkowitz, P.C.
Attn.: Steve F. Wood, Esq.
1600 West End Avenue, Suite 2000
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 1350800 DEEDWARRSP
11/25/2025 02:09:30 PM 8 pgs
Fees: $43.00 Taxes: $14,627.10
20251125-0094166

Address of New Owner:
EskiMo Ashland
7337 Cockrill Bend Boulevard
Nashville, TN 37209

Send Tax Bills To:
EskiMo Ashland
7337 Cockrill Bend Boulevard
Nashville, TN 37209

Map Parcel Number:
Parcel 068-00-0-012.01

## SPECIAL WARRANTY DEED

This Special Warranty Deed is executed and delivered as of November 19, 2025, by THE CHURCH OF THE LIVING GOD, THE PILLAR AND GROUND OF THE TRUTH, INC., a Tennessee nonprofit corporation ("Grantor"), to ESKIMO ASHLAND, A Tennessee general partnership ("Grantee").

KNOW ALL MEN BY THESE PRESENTS: That in consideration of the sum of Ten Dollars ($10.00) paid by Grantee to Grantor, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents grant, bargain sell, alien, convey, transfer, and confirm unto Grantee, its successors and assigns as their interest may appear, that certain real property located in Davidson County, Tennessee more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining, all buildings and other improvements as may be located thereon, and all right, title, and interest of Grantor in and to all roads, alleys, and ways bounding the property.

This conveyance is made subject only to taxes and assessments for the year 2025 and subsequent years not yet due and payable and those matters listed on Exhibit "B" attached hereto (collectively, the "Permitted Encumbrances").

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances, and immunities thereto belonging or in anywise appertaining unto said Grantee, its successors and assigns forever, said Grantor hereby covenanting that it will warrant and defend the title to said premises unto said Grantee, its successors and assigns forever against the lawful claims and demands of all persons claiming by and through Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed as of the date first above written.

THE CHURCH OF THE LIVING GOD, PILLAR AND GROUND OF TRUTH, INC.,
a Tennessee nonprofit corporation

By: Meharry H. Lewis

Name: Meharry H. Lewis

Title: President & Chief Overseer

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Meharry H. Lewis, with whom I am personally acquainted and who, upon oath, acknowledged himself to be president & chief overseer of The Church of the Living God, Pillar and Ground of the Truth, Inc., a Tennessee nonprofit corporation, the within named bargainor, and that he, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the Church of the Living God, Pillar and Ground of the Truth, Inc., in his official capacity.

WITNESS my hand and seal at office this 19th day of November, 2025.

Notary Public

My Commission Expires: 3/9/29

[ Affix Notary Seal ]

AKIKO BRUBAKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MARCH 09, 2027

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ $3,953,270.

Affiant
On behalf of Grantee

Sworn to and subscribed before me
this 19th day of November, 2025.

Notary Public

My Commission Expires: 3/9/29

AKIKO BRUBAKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MARCH 09, 2027

**EXHIBIT A**

**Legal Description**

Tract 1:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the East part of the Southwesterly part of Lot No. 3 in the division of the Martha Simpkins' property recorded in the Circuit Court Clerk's Office of Davidson County in Book "C", page 95, situated in the old 23rd Civil District, now the 13th Civil District, and more particularly described as follows:

Beginning at a point on the North margin of Hydes Ferry Pike, said point on the North margin of Hydes Ferry Pike, said point being South 86 degrees 50 minutes West 178.50 feet of the Southwest corner of the property conveyed to Henry Majors and wife, by deed from Sallie A. Ellison; thence, North 00 degrees 42 minutes 356.7 feet to a point; thence North 84 degrees 20 minutes West 105.0 feet; thence South 05 degrees 40 minutes East 377.0 feet to a point in the Northerly margin of Hydes Ferry Pike; thence North 86 degrees 50 minutes East 139.0 feet to the point of beginning.

Less and Except: Portion of property conveyed in Book 7385, page 801 and Book 10439, page 189, Register's Office of Davidson Count, Tennessee.

Tract 1 being a part of same property conveyed to H. M. Lewis, as General Trustee, Meharry H. Lewis, as General Trustee and Secretary, T. L. Davis, as State Trustee, Lonnie Brooks, as Local Trustee, and Daniel Smith, as Local Trustee, Trustees of The Church of the Living God, the Pillar and Ground of the Truth, Inc., of Tennessee by Warranty Deed from Jessie Lee Hoard, a widow, of record in Book 5699, page 506, Register's Office for Davidson County, Tennessee, dated January 12, 1981 and recorded on January 13, 1981.

Tract 2:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Parcel 1:

Land in Davidson County, Tennessee, being the Northwesterly part of Lot No. 3 in the Division of the Martha Simpkins' property recorded in the Circuit Court Clerk's Office of Davidson County in Book "C", page 95, situated in the old 23rd Civil District, now the 13th Civil District, and more particularly described as follows:

Beginning at an iron pin on the Westerly margin of Sallie A. Ellison's property as of record in Deed Book 3429, page 491; said point being North 00 degrees 42 minutes West 356.7 feet from the North margin of Hydes Ferry Pike; thence North 03 degrees 12 minutes East 1064 feet along said West margin of the property conveyed to Sallie A. Ellison to an iron pin; thence North 89 degrees 25 minutes West 193 feet to an iron pin; thence South 05 degrees 40 minutes West 1046 feet to an iron pin; thence South 84 degrees 20 minutes East 237.0 feet to the point of beginning.

Together with a 25-foot easement for ingress and egress, described as follows:

Beginning at a stake in the North margin of Hydes Ferry Pike, said stake being at the Southwest corner of Lot 3 in the division of the Martha Simpkins' property; thence North 05 degrees 40 minutes East 400 feet to a stake; thence South 84 degrees 20 minutes East 25 feet to a point; thence South 05 degrees 40 minutes West 400 feet more or less to a point in the North margin of Hydes Ferry Pike; thence with the margin of said Pike South 86 degrees 50 minutes West 25 feet to the point of beginning.

Parcel II:

Land in Davidson County, Tennessee, being part of Lot No. 3 on the plan of the lands of Martha A. Simpkins, deceased, which plan is recorded in Minute Book "C", page 95, Circuit Court of said County, described according to a survey by Ernest Davis, dated May 29, 1973, as follows:

Beginning at an iron pin and post on the North boundary of the Hydes Ferry Pike at the Southwest corner of the property conveyed to Henry Majors and wife, by deed from Sallie A. Ellison; thence along said margin of Hydes Ferry Pike, South 86 degrees 50 minutes West 178.5 feet to an iron pin; thence North 00 degrees 42 minutes West 356.7 feet to an iron pin; thence North 03 degrees 12 minutes East 1064 feet to an iron pin; thence South 89 degrees 25 minutes East 193 feet to an iron pin being the Westerly margin of the O. R. Hall property; thence along said margin, South 00 degrees 42 minutes West 1203 feet to a point being the Northeasterly margin of the Majors property; thence along said margin South 86 degrees 50 minutes West 60 feet to a point; thence South 00 degrees 42 minutes West 200 feet to the point of beginning.

Less and Except: Portion of property conveyed in Book 7385, page 801 and Book 10439, page 189, Register's Office Davidson County, Tennessee.

Tract 2 being a part of same property conveyed to H. M. Lewis, as General Trustee, Meharry H. Lewis, as General Trustee and Secretary, T. L. Davis, as State Trustee, Lonnie Brooks, as Local Trustee, and Daniel Smith, as Local Trustee, Trustees of The Church of the Living God, the Pillar and Ground of the Truth, Inc., of Tennessee by Warranty Deed from Flem B. Otey, III and wife, Yoshiko Otey of record in Book 5696, page 955, Register's Office of Davidson County, Tennessee, dated January 02, 1981 and recorded January 02, 1981.

TRACT 1 AND TRACT 2 COLLECTIVELY BEING FURTHER DESCRIBED BY SURVEY AS FOLLOWS:

Located in the 1st Council District of Davidson County, Tennessee, being the Trustees of the Church of the Living God, the Pillar and Ground of the Truth, Inc. property, as referenced in Deed Book 5696, page 955 of the Register's Office for Davidson County, Tennessee (RODCT), and being more particularly described as follows:

Beginning at an iron rebar (set) on the Northerly right-of-way line of Ashland City Highway, said rebar also being the Southeasterly corner of the Munir A. Hantoui property, Instrument No. 20190220-0015140 (RODCT), having a Tennessee State Plane coordinate value of North: 684,454.56 US feet, East: 1,710,030.51 US feet (NAD83, 2011);

Thence, with said Hantoui property, the following two calls:

1) North 11 degrees 10 minutes 38 seconds East 320.64 feet, to an iron rebar (set);

2) North 78 degrees 54 minutes 36 seconds West 132.00 feet, to an iron rebar (found), said rebar being on the Easterly line of the Daniel W. Ferguson, et ux property, Deed Book 6330, page 320 (RODCT);

Thence, with said Ferguson property, the following two calls:

1) North 12 degrees 23 minutes 30 seconds East 294.72 feet, to an iron rebar (found)
2) North 10 degrees 01 minute 24 seconds East 762.96 feet, to an iron rebar (found), said rebar being on the Southerly line of the Kathy Lu Wariner, et al. property, Instrument No. 20181101-0108098 (RODCT);

Thence, with said Wariner, South 83 degrees 04 minutes 30 seconds East 385.36 feet, to an iron rebar (found), said rebar being the Westerly corner of the Ashland Eskimo property, Instrument No. 20220311-0028267 (RODCT);

Thence, with said Eskimo property, the following five calls:

1) South 00 degrees 12 minutes 00 seconds East 111.73 feet, to an iron rebar (found);
2) South 06 degrees 47 minutes 40 seconds West 135.79 feet, to an iron rebar (found);
3) South 05 degrees 55 minutes 51 seconds West 958.89 feet, to an iron rebar (found);
4) North 86 degrees 43 minutes 03 seconds West 59.92 feet, to an iron rebar (found);
5) South 06 degrees 47 minutes 07 seconds West 145.35 feet, to an iron rebar (set), said rebar being on the Northerly right-of-way line of Ashland City Highway and being 2.6 feet in a Northerly direction from an iron rebar stamped "Collier" (found);

Thence, with said Ashland City Highway, the following two (2) calls:

1) South 89 degrees 02 minutes 40 seconds West 187.39 feet, to an iron rebar (set);
2) North 84 degrees 56 minutes 27 seconds West 132.61 feet, to the Point of Beginning, containing in all 12.97 acres, more or less.

**EXHIBIT B**

**Permitted Encumbrances**

All recording references herein being to the Office of the Register of Deeds of Davidson County, Tennessee:

(1) matters shown on the Plan of record in Plat Book CC, page 95;

(2) rights of others to use a 25-foot Ingress/Egress Easement of record in Book 5696, page 955; and

(3) any rights, easements, interests, or claims which may exist by reason of, or reflected by, the following matters disclosed on the ALTA/NSPS Land Title Survey prepared by Stephen Vander Horst, TN RLS No. 304, M2 Group, dated March 25, 2025, last revised September 9, 2025:

(a) utility and drainage lines, with meters, valves, poles and other appurtenances, not located within a recorded easement area;

(b) fence line running along, and crossing over, the subject property line and rights or claims of others in and to the land located between the fence line and property line;

(c) potential encroachment of rock wall.

# Tennessee Certification of Electronic Document

I, Teresa Beardsley, do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on November 19, 2025 (date of document).

Teresa C Beardsley
Affiant Signature

November 21, 2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 21st day of November, 2025.

Brandy Catalanotto
Notary's Signature

My Commission Expires: 11/8/27

